

## PRIME LINCOLN PARK RETAIL/OFFICE SPACE FOR LEASE



<b>SIZE:</b>	±1,210 SF
<b>LEASE PRICE:</b>	\$2,600 per Month Modified Gross
<b>ZONING:</b>	B3-5
<b>NEARBY TENANTS:</b>	Verzenay Lilly's Bar Irish Eyes Taste of China Trim Salon Lincoln Kitchen Design Studio

Prime storefront location in the heart of Lincoln Park. 22' of frontage along bustling Lincoln Avenue with signage opportunity. Clear-span layout and 14' ceiling. Separate bathroom and central air included.

Short walk to DePaul University Campus, Fullerton Station L-stop (Red, Brown and Purple lines), and the busy intersection of Lincoln/Halsted/Fullerton.

Ideal for any retail or office use.



**MJ WEINBERGER**

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**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

# STRAUSS

REALTY, LTD.

2505 N. LINCOLN AVE  
CHICAGO, IL. 60614



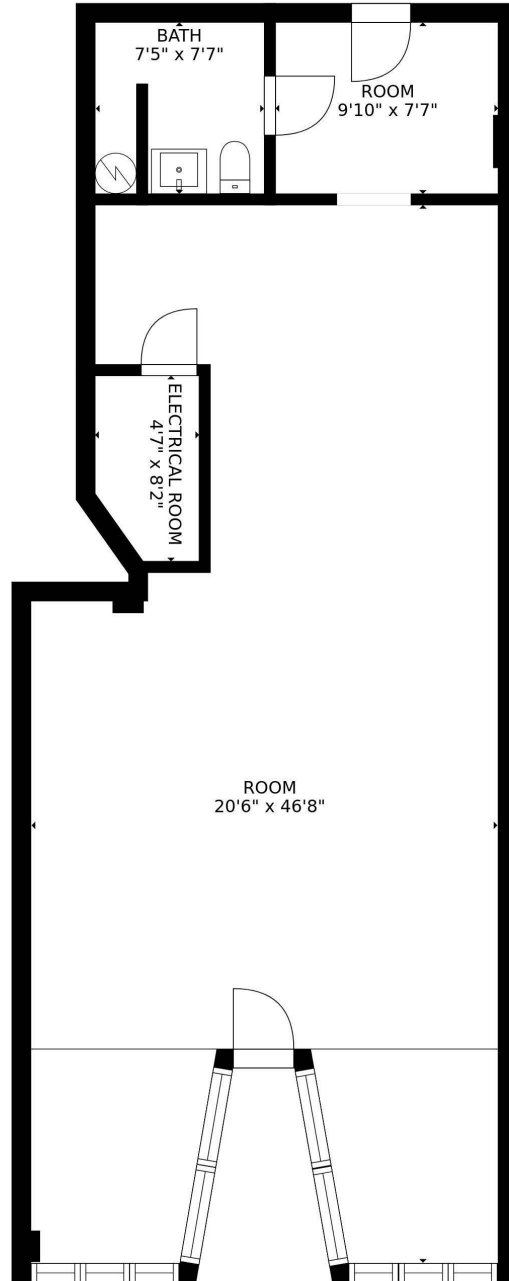
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## Floor Plan



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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